

LAUREL & WYLDE

E S T A T E A G E N T S



3 St. Medard Road, Wedmore, BS28 4AY
£327,500

*** EXTREMELY WELL PRICED *** SPACIOUS SEMI-DETACHED FAMILY HOME *** LARGE DRIVEWAY AND GARAGE *** SIZEABLE REAR GARDEN *** KITCHEN *** LIVING / DINING ROOM *** CONSERVATORY *** THREE GENEROUS BEDROOMS *** BATHROOM *** SEPARATE CLOAKROOM *** NO ONWARD CHAIN *** ABSOLUTELY FANTASTIC BUY WITHIN WEDMORE ***

Entrance Hall



Conservatory



Kitchen



Landing



Main Bedroom



Lounge



Bedroom Two



Bedroom Three



Cloakroom

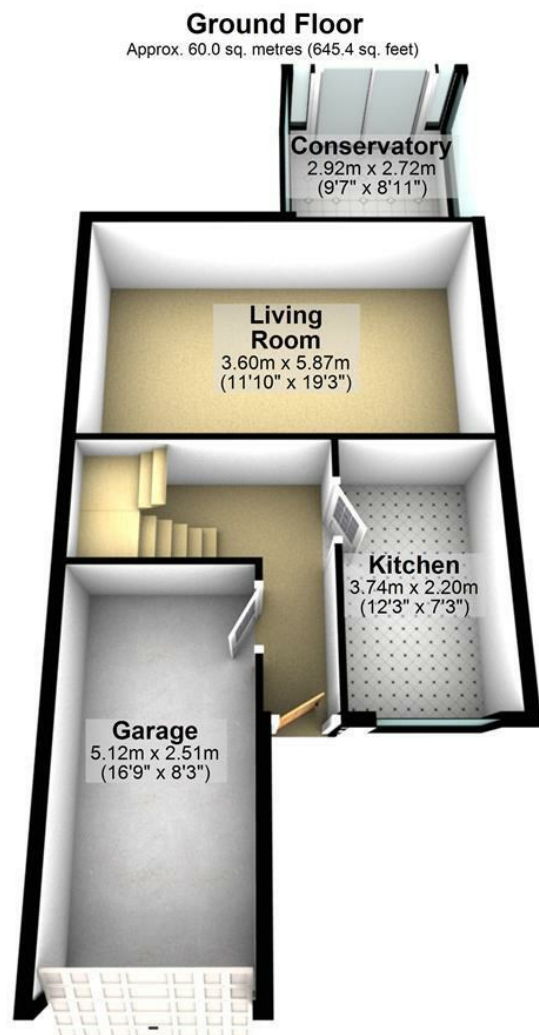


Family Bathroom



Rear garden





Total area: approx. 110.1 sq. metres (1184.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	